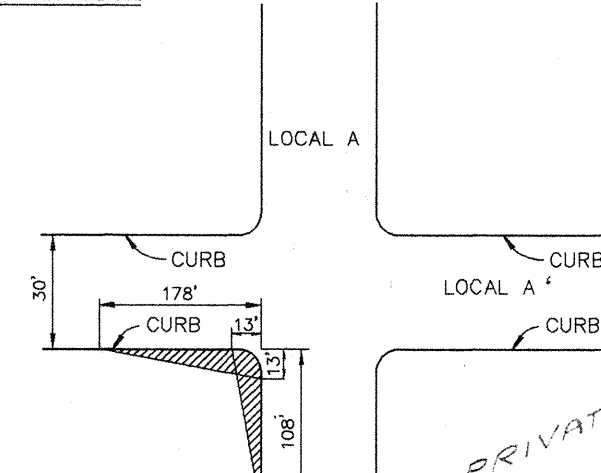


LOCATION MAP

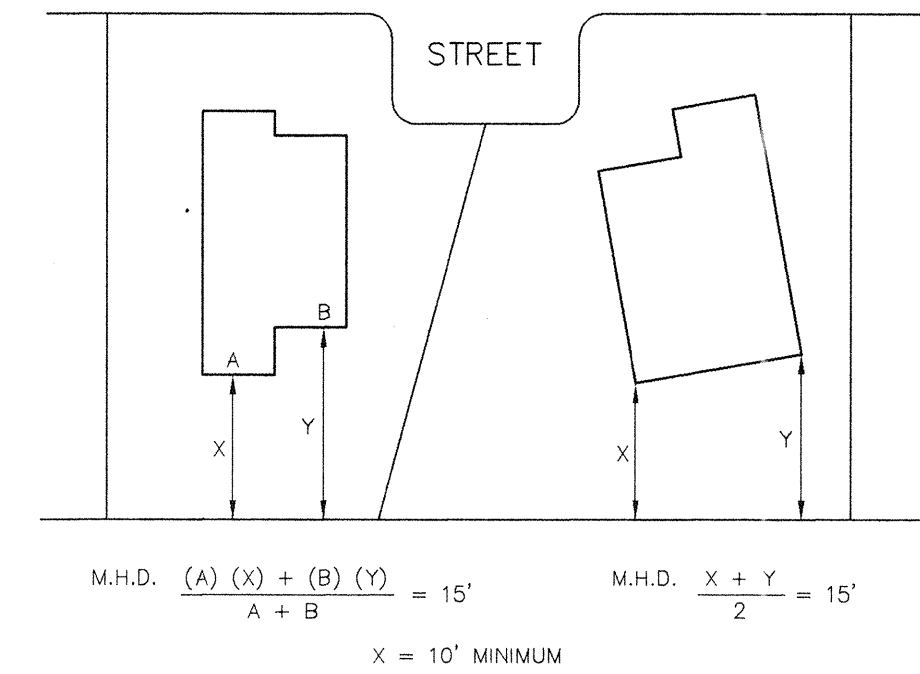
CLEAR VISION AREA

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

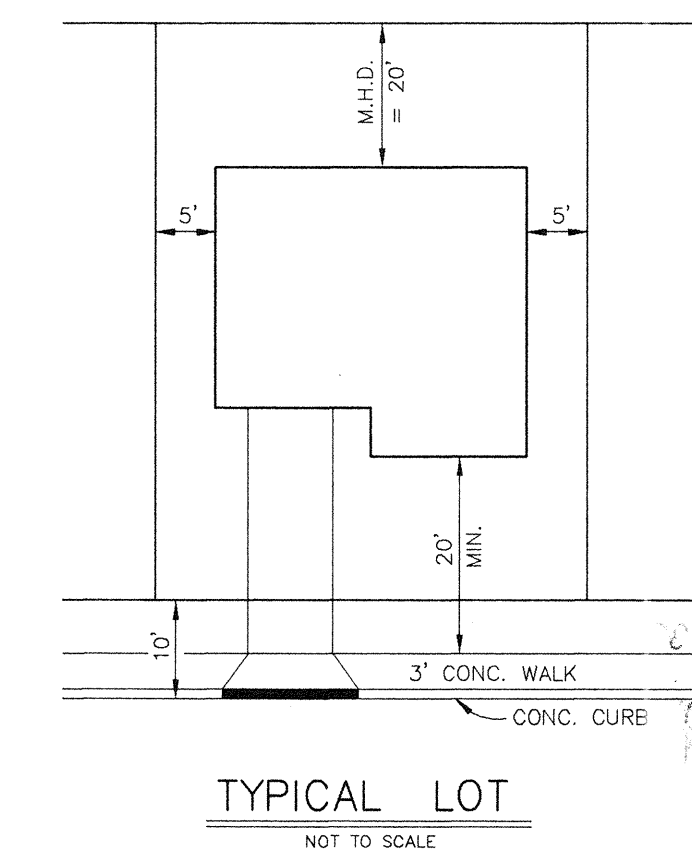
CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A
RIGHT-EQUATION D
 $L=13 \text{ (ISD)} / (13 + [W/2] + K_A) - 4 = 108 \text{ FT.}$
 $R=0.65 \text{ (ISD)} - (W/2 + K_D) = 178 \text{ FT.}$
 $\text{ISD}=300 \text{ FT. } W=30 \text{ FT. } K_A=7 \text{ } K_D=2$



REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS



MEAN HORIZONTAL DISTANCE
NOT TO SCALE



TYPICAL LOT
NOT TO SCALE

"A PLANNED UNIT DEVELOPMENT"

P.O.A.D.P. and P.U.D. PLAN
for

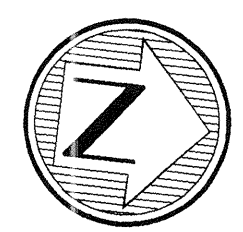
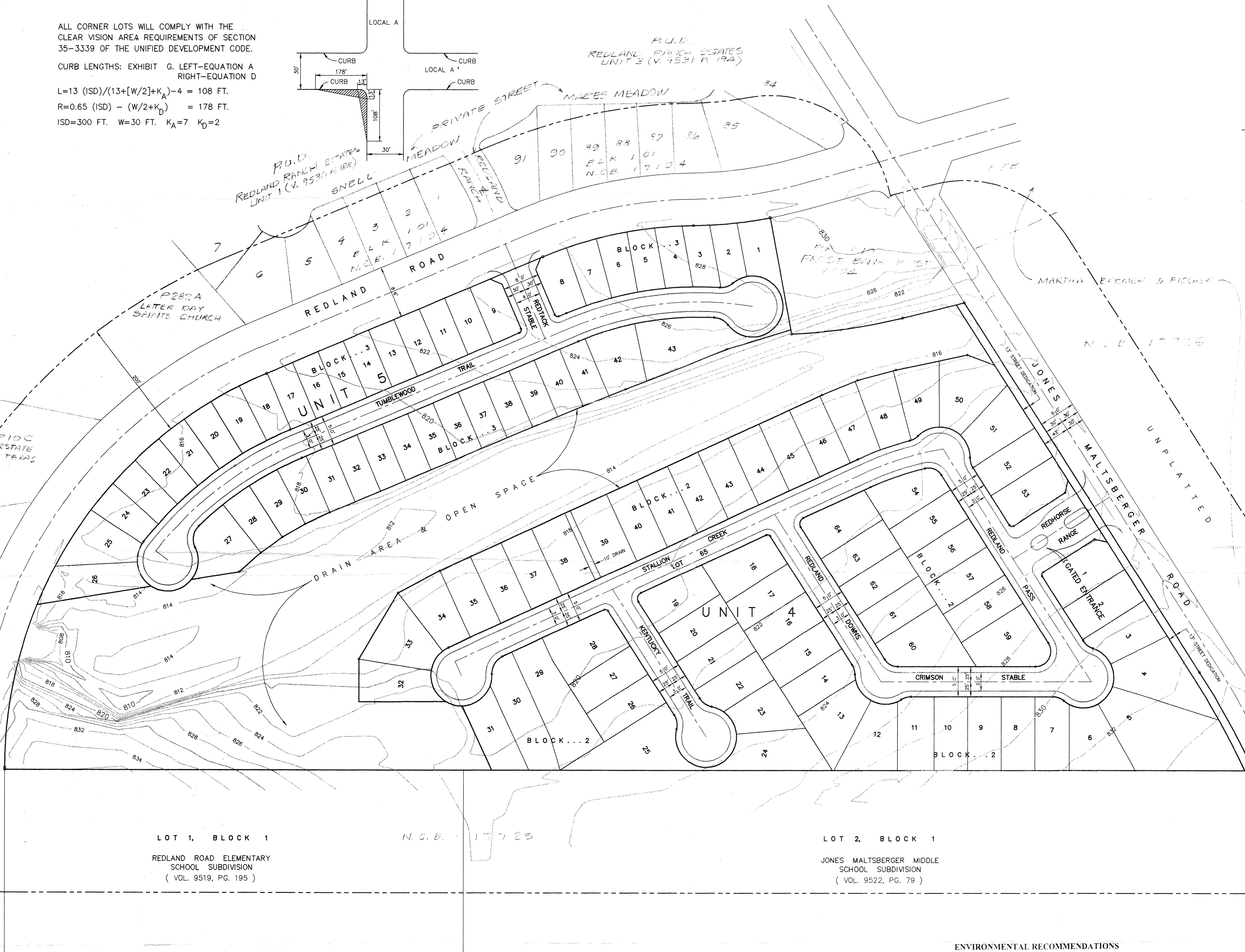
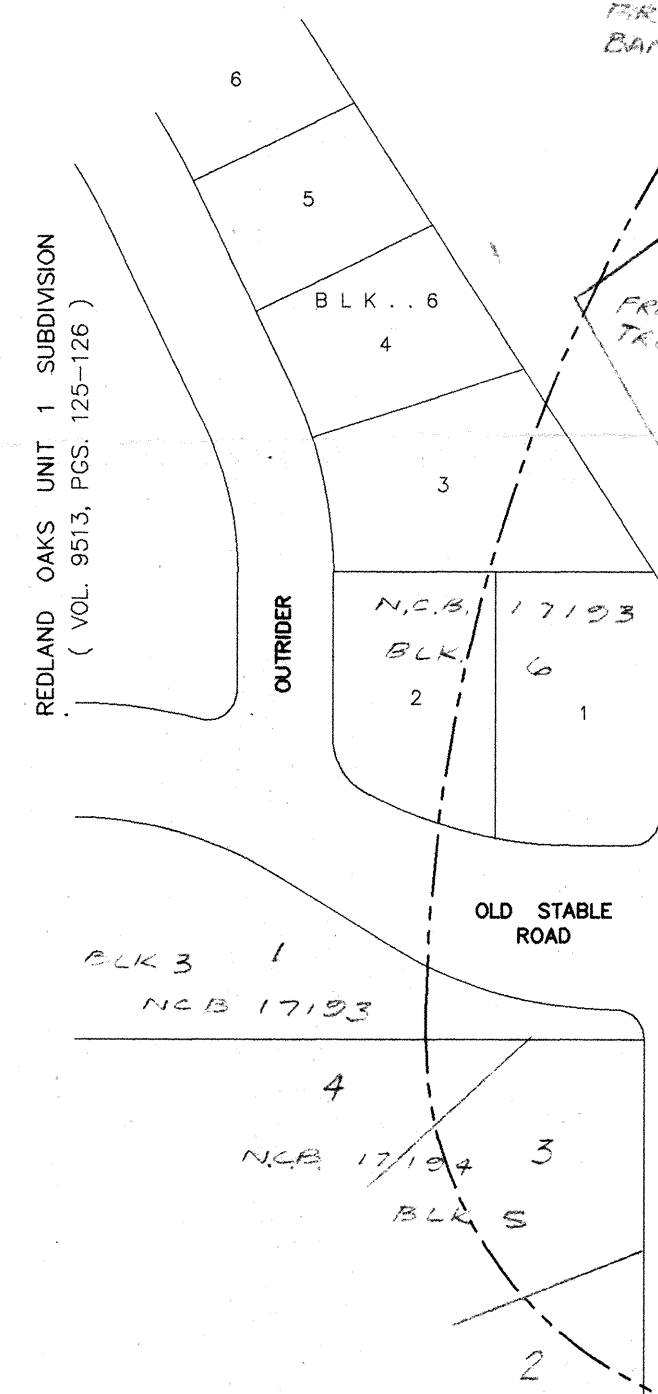
REDLAND RANCH SUBDIVISION

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE

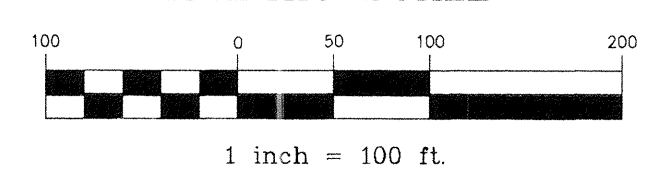
Date: April 3, 1996

File # 498

Signed: [Signature]



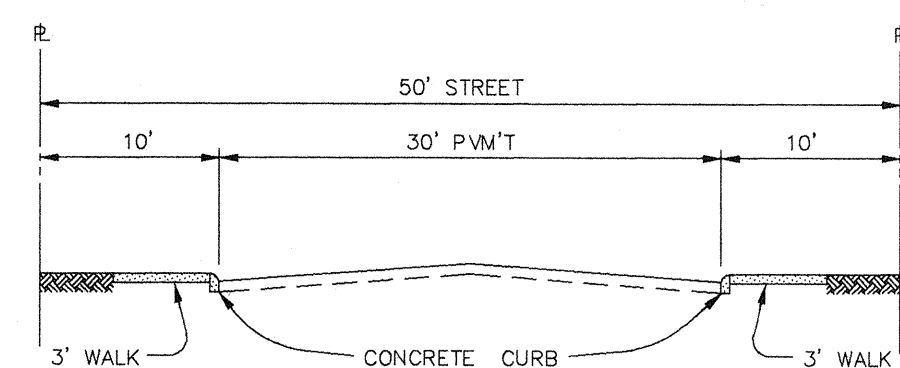
GRAPHIC SCALE



DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P - I) R - I
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 3.62 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 73%
TOTAL SPACE	= 29,544 ACRES
OCCUPIED SPACE	
3,140 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
1,253 ACRES	DRIVEWAYS (17' X 30')
3,635 ACRES	HOUSE SLABS (INCLUDES GARAGE)
8,028 ACRES	(TYPICAL 1480 SF)
	TOTAL

NET OPEN SPACE = 21,516 ACRES
+ 29,544 ACRES
OPEN SPACE RATIO = 0.73



TYPICAL STREET SECTION
NOT TO SCALE

NOTES:

- SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
- PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
- ALL STREETS WITHIN UNIT 4 ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL GAS, TELEPHONE, AND CABLE T.V. EASEMENTS.

ENVIRONMENTAL RECOMMENDATIONS

The following are recommendations put forth to address the environmental concerns for new construction proposed for the subject tract located on the Edwards Aquifer Recharge Zone:

- Prior to the release of any future building permits the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System:
 - A Water Pollution Abatement Plan shall be submitted for each particular development use within the area being considered for re-zoning.
 - A set of site specific plans which must have a signed Engineers Seal from the State of Texas.
 - A letter from the Texas Natural Resource Conservation Commission approving each Water Pollution Abatement Plan.
 - A copy of each of the approved Water Pollution Abatement Plans.
- Any abandoned wells or improperly plugged wells which are discovered shall be addressed in accordance with the San Antonio Water Code.
- That only a minimal amount of pesticides, herbicides, or fertilizers needed for landscape maintenance shall be used. Landscaped areas shall be sensitive to minimizing water needs (i.e., use of native plants).
- The storage, handling, use and disposal of all materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal Law.
- That the City of San Antonio shall inspect all future construction of service laterals and sewer mains.

- 107 RESIDENTIAL UNITS
- TOTAL ACREAGE 29,544 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- LOT 65, BLOCK 2 IS A PRIVATE STREET.

DEVELOPER:

ASPEN HOMES
1848 LOCKHILL SELMA, SUITE 102
SAN ANTONIO, TEXAS 78213
PHONE: (210) 349-1628



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

REVISIONS:

JOB NO. 46071.00
FILE:
DATE: 2/29/96
DESIGN:
DRAWN: L.R.
CHECKED: SH
SHEET 1 OF 1

#498

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) APPLICATION

Date Submitted: 3/6/96

Name of POADP: REDLAND RANCH 4 & 5 P.U.D.

Owner/Agent: ASPEN HOMES Phone: 349 1628

Address: 1848 LOCKHILL-SELMA Zip code: 78213

Engineer/Surveyor: W.F. CASTELLA & ASSOC. Phone: 734 5351

Address: 1039 W. HILDEBRAND Zip code: 78201

Existing zoning: P1 (R1) Proposed zoning: P1(R1)

Texas State Plane Coordinates: X 2 180 550 Y 642 453
(at major street entrance/main entrance)

Plat is over/within/includes: San Antonio City Limits Yes ☒ No ☐
Edwards Aquifer Recharge Zone? Yes ☒ No ☐

Land Area Being Platted:	Lots	Acres
Single-Family (SF)	<u>107</u>	<u> </u>
Non-Single Family (NSF)	<u>-</u>	<u> </u>
Commercial & other	<u>-</u>	<u> </u>
TOTAL =	<u>107</u>	<u>20.544</u>

Print Name: LEE WRIGHT Signature: [Signature]

Date: 3/5/96 Tel: 734 5351 Fax: 734 5363

Last block at bottom of page is for the person actually submitting the application. Anyone may submit an application. However, this is the person staff will contact regarding this application for clarification or additional information. Therefore, this should be your POC (point of contact).

* Note: This application must be completed fully, and typed or printed legibly, for acceptance.



CITY OF SAN ANTONIO

April 3, 1996

Mr. Lee Wright
W. F. Castella & Associates
1039 W. Hildebrand
San Antonio, TX 78201

Re: Redland Ranch Unit 3 & 4

POADP # 498

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed your Redland Ranch Unit 4 & 5 Subdivision Preliminary Overall Area Development Plan # 498. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note the following:

1. Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
2. A Gate Study be submitted to Amer Gilani, in Public Works.
3. This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
4. We recommend that sidewalk and access be provided between lot 24 and lot 25 of unit 4; which will provide for pedestrian access to the Jones Maltsberger Middle School.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in cursive script, reading "D. Pasley" followed by a flourish.

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/EAC

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Mindy Litman Date _____
FROM: Elizabeth Corl
ITEM NAME: Redond Ranch FILE # _____
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- | | | |
|--|---|--|
| <input type="checkbox"/> Proposed plat-30 days | <input type="checkbox"/> Variance-15 days | <input type="checkbox"/> POADP's-10 days |
| <input type="checkbox"/> Plat deferral-30 days | <input type="checkbox"/> Plan / legal doc-15 days | <input type="checkbox"/> Other-15 days |

☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Telephone # _____

Comments: Drainage to be addressed
during the platting process.

A Flood Plain study will be
required during the platting process.

Mendi Litman Asst. Drainage Eng. 3-13-96
Signature Title Date



TRANSMITTAL LETTER

W.F. CASTELLA & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
1039 W. Hildebrand • San Antonio, Texas 78201-4656
(210) 734-5351

Date: APRIL 02, 96

To: PLANNING

Project No. 46071.00 T/LC: 30K

Re: FEDLAND RANCH
UNIT 4

ELIZABETH

WE ARE SENDING YOU ☐ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

- ☒ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications
☐ Copy of letter ☐ Change Order ☐ Invoices ☐ _____

SETS	COPIES PER SET	DESCRIPTION
<u>6</u>	<u>1</u>	<u>P.O.D. P. & T.U.D. PLAN</u>

THESE ARE TRANSMITTED as checked below:

- ☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ For payment ☐ _____
☐ FOR BID DUE _____ 19__ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

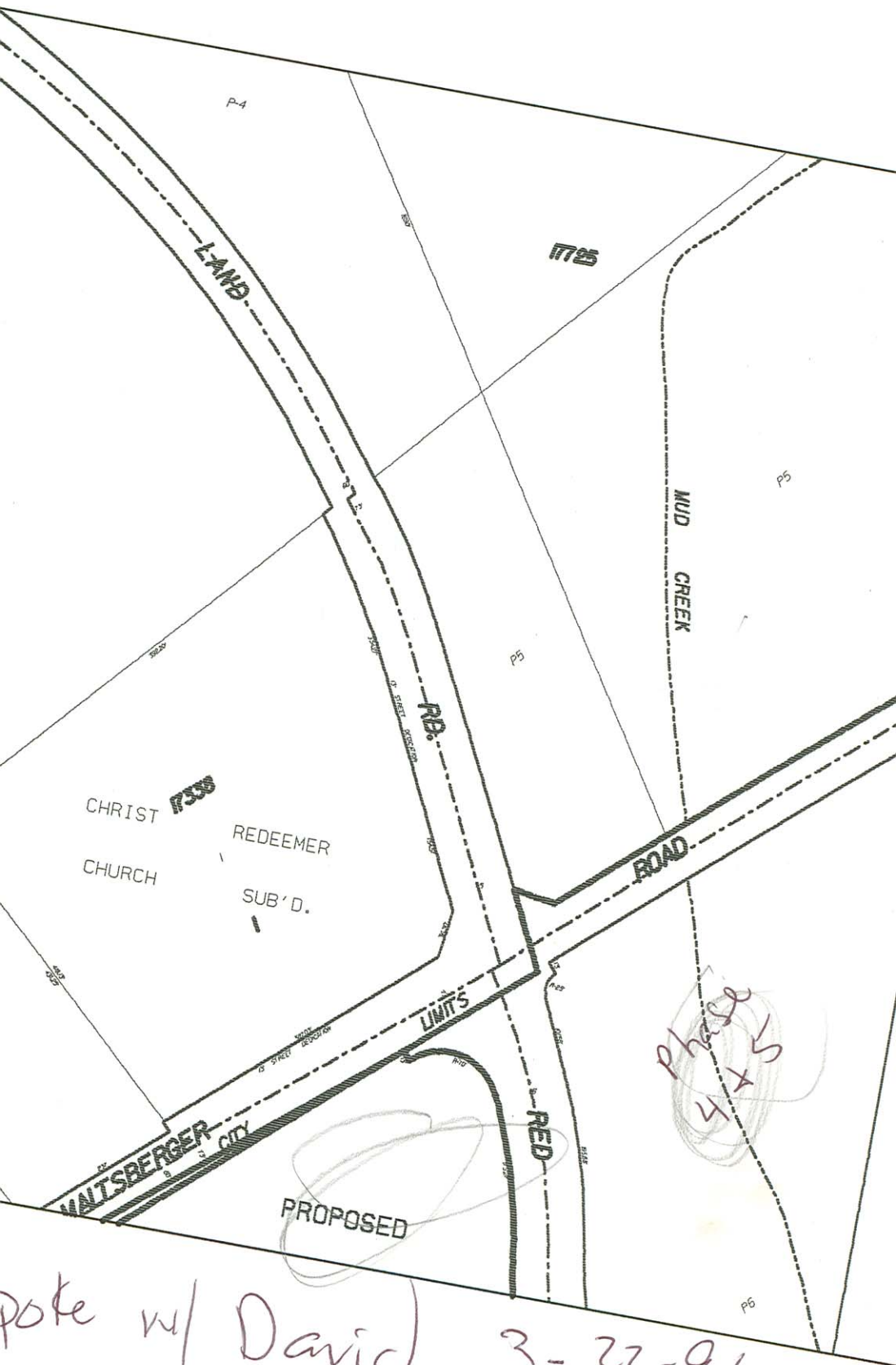
COPY TO: _____

REC. BY: _____

DATE: _____

If enclosures are not as noted, kindly notify us at once.

SIGNED: Fabrizia



poke w/ David 3-22-96



Elis
ROADP plan for processing
is ROADP app already?
Jm is processing
RUD plan

TRANSMITTAL LETTER

W.F. CASTELLA & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
1039 W. Hildebrand • San Antonio, Texas 78201-4656
(210) 734-5351

Date: 3/7/96

To: PLANNING

Project No. 46071.00 T/LC: 30
Re: REDLAND RANCH
P.O.A.D.P.

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

- ☒ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications
☐ Copy of letter ☐ Change Order ☐ Invoices ☐

SETS	COPIES PER SET	DESCRIPTION
5	1.24x276	Prints
1	1.81x11	Copy "ROADP App."

RECEIVED
6 MAR -8 PM 3:23
PLANNING
AND DEVELOPMENT
SERVICES DIVISION

THESE ARE TRANSMITTED as checked below:

- ☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☒ For review and comment ☐ For payment ☐
☐ FOR BID DUE _____ 19__ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO: _____

REC. BY: _____

DATE: _____

If enclosures are not as noted, kindly notify us at once.

SIGNED: _____



TRANSMITTAL LETTER

W.F. CASTELLA & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
1039 W. Hildebrand • San Antonio, Texas 78201-4656
(210) 734-5351

Date: MARCH 11 96

To: PLANNING
ELIZABETH

Project No. 46071.00 T/LC: _____
Re: REDLAND RANCH
UNIT 4

WE ARE SENDING YOU ☐ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

- ☒ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications
☐ Copy of letter ☐ Change Order ☐ Invoices ☐ _____

SETS	COPIES PER SET	DESCRIPTION
<u>1</u>	<u>1</u>	<u>P.O.D.D.P. & P.U.D.</u>

THESE ARE TRANSMITTED as checked below:

- ☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ For payment ☐ _____
☐ FOR BID DUE _____ 19__ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS ADD TO OTHER FIVE(5) PRINTS

COPY TO: _____
REC. BY: _____
DATE: _____

If enclosures are not as noted, kindly notify us at once.

SIGNED: Elaboria

Talk w/ Lee Wright

- will that leave out
be commercial \Rightarrow (stop-n-go)

- is redland subdivision (west)
of property (Redland ~~Dicks~~ Ranch)

Aspen owner
NBC
did (summer 95)

relabel
adjacent property
Bob Lesbian

request a gate study
location of key pad.

- side walks- pedestrian path
for school kids

Show sidewalks

- show in platting process

Side walk on both sides

form letter / letter

copy / proff that the

adjacent property owner
has been notified

Walter Scott
District would
support

- #498
- internal sidewalks
 - ~~not~~ requesting
sidewalks along both
Redland & Jones
maltzburger

Redland preference
but would like
Jones maltzburger

walking along Redland
-not Jones maltzburger.
However boundaries will
be changing in the

near future (a year
or so) and they
anticipate more pedestrian
traffic along Jones
Maltzburger.

PHONE CALL							
FOR	Elizabeth		DATE	5/7	TIME	2:30	A.M. P.M.
M	Walters Scott						
OF							
PHONE	657-8790						
AREA CODE			NUMBER		EXTENSION		
MESSAGE							
Redland Road							
mv							
SIGNED							
			<input checked="" type="checkbox"/> PHONED				
			<input checked="" type="checkbox"/> RETURNED YOUR CALL				
			<input checked="" type="checkbox"/> PLEASE CALL				
			<input type="checkbox"/> WILL CALL AGAIN				
			<input type="checkbox"/> CAME TO SEE YOU				
			<input type="checkbox"/> WANTS TO SEE YOU				
			TOPS FORM 4003				